

Concept C2 - Phase I

Land Use Type	Gross Acreage	Net Acreage	Density/ FAR	Units	Retail SqFt	Population factor	Estimated Population	Estimated Elem. Pupils (0.276/unit)	Estimated Middle School Pupils (0.079/unit)	Estimated High School Pupils (0.070/unit)	Total Estimated Pupils	Required Amount of Neighborhood Parks (75 sqft/pp)	Estimated Trip Ends (per unit or sqft)	Trip Generation in Vehicle Trip Ends
Cottage Housing	12.33	11.10	12	133	n/a	1.4	186	0*	0*	0*	0.0	13,987	7	932
Townhouses	30.03	27.03	21.6	584	n/a	1.8	1,051	290	83	74	447	78,805	6	3,502
Multi-Family Housing	16.53	15.54	36	559	n/a	1.8	1,007	278	80	70	428	75,529	4	2,238
Mixed-Use Housing	9.31	8.75	64	560	n/a	1.8	1,008	278	80	71	428	75,578	4	2,239
Mixed-Use Commercial	3.10	2.92	0.30	n/a	38,104	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,000	3,048
Retail/Service under 10,000sf	5.60	5.27	0.30	n/a	68,839	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,000	5,507
Retail/Service	6.32	5.94	0.30	n/a	77,622	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,000	6,210
Parks/Public Open Space	12.74	12.735	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Public Uses (Library and Fire Station)	11.58	11.58	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Totals</b>	<b>107.55</b>	<b>100.85</b>		<b>1,836</b>	<b>184,565</b>		<b>3,252</b>	<b>846</b>	<b>242</b>	<b>215</b>	<b>1,303</b>	<b>243,900</b>		<b>23,677</b>

\*Predominantly singles, childless couples and "emptynesters"

Existing Park	3.32											150,780		
Existing Retail					223,019									
Existing Residential				607		2.2	1,335	167.5	48.0	42.5		45,525		
<b>Net Change</b>	<b>9.42</b>			<b>1,229</b>	<b>&lt;-38,453&gt;</b>		<b>1,917</b>	<b>679</b>	<b>194</b>	<b>172</b>				
Commercial														

**Existing plus future capacity under current zoning ~720**